

PERKINS + WILL

CONCORD DOWNTOWN SPECIFIC PLAN

Community Workshop #1

Meeting Date:	6 May 2013	Date:	9 May 2013
Meeting Time:	6.30pm	Project Name:	Concord Downtown Specific Plan
Meeting Location:	Salvio Pacheco Square - Second Floor office	Project Number:	491238.000
Cc:	Project File	Attendees:	City Staff DSC members Community members Prakash Pinto Laura Shifley Dennis Dornan Jim Musbach Kathrin Tellez

A. Power Point presentation by Prakash

B. Boards at individual information stations with text, graphics and specific questions

I. Land-use boards – response to questions

1. How do you weigh the importance of employment opportunities versus expanded housing choices?

- Affordable and/or market-rate housing – 9 votes
- Employment uses – 8 votes
- Mixed use with jobs/housing balance – 9 votes
- High density housing – 2 comments
- Quality dining and shops – 1 comment

2. Are there other opportunity sites?

- More parking at Galindo and Park
- More parking at BofA
- More parking at Galindo and Laguna
- More parking between Galindo and BART
- Monument corridor - 2 comments
- The giant park near Monument and Oak Grove
- Abandoned buildings at Bo A
- Community gardens below the BART tracks

3. Are there additional land uses to consider?

- Parking for new housing
- Market rate/Senior/Affordable housing
- Cultural/Art/Civic uses
- Small business incubators
- Community gardens below the BART tracks
- Community Center -5 comments
- Imagination playground
- Open-air entertainment
- Convention center
- Green belt around downtown
- Recreation facilities

4. Other comments on presented alternatives?

- Remove GF retail on Willow Pass – project already approved without
- Designated affordable housing sites
- Prefer alternative B or C

II. Transportation boards – response to questions

1. Should 'road diets'* be implemented? Where?

- Yes – 8 comments
- No – 3 comments
- Along Willow Pass – 3 comments
- Bike lanes nice but not priority- don't restrict traffic flow

2. What are the major transportation/access issues you face when visiting Downtown?

- Roads too big – 2 comments
- Traffic too fast – 2 comments
- Not enough bike lanes – 3 comments
- Grant St.
- Galindo St. – 2 comments
- Not enough bike racks

- Pedestrians and cyclists feel excluded
- Ugly, boring buildings
- Need shuttle from BART to TSP, P'n'S, Hilton, Sun Valley
- None
- Connection BART to TSWP confusing – 2 comments

3. Where are locations/routes that are in need of wayfinding (directional signage)?
What would this system consist of?

- Grant between TSP and BART – 2 comments
- Clayton Rd. – 4 comments (2 related to Keller House signage)
- All/everywhere
- Iron Horse trail
- Galindo
- Monument Blvd. – 3 comments
- Wayfinding is wasteful – infrastructure should signal the way

4. What are the greatest parking challenges and opportunities in Downtown Concord?

- P'n'S – 4 comments
- Too much/enough parking already – 2 comments
- Unbundle parking
- Charge for parking
- Parking is hard to find
- Not enough parking at special events
- Need a parking management district

5. General comments on other boards

- Improve bike paths on Willow Pass
- No bikes on Clayton Rd.
- Real-time variable message board announcing events
- Not enough visitor parking on Laguna

III. Economics boards – response to questions

1. What housing choices would improve Downtown?

- Live-work lofts – 2 comments
- Higher density mixed income housing – 6 comments
- People-friendly amenities
- Small, affordable apartments (1000sq. ft.)
- Housing above retail
- Multi-family rental units
- Businesses should not be required to build residential above
- Relocate fire station to Salvio and E streets; make room for more retail

2. Why do you come to the Downtown currently? What would make you come more often?

- Restaurants – 6 comments
- Outdoor events – 5 comments
- Fry's/P'n'S – 2 comments
- Banking – 2 comments
- Business – 2 comments
- Coffee – 2 comments
- Hang-out, enjoy the community – 2 comments
- Retail – 2 comments
- County offices – 2 comments
- Walking – 1 comment
- More parking – 1 comment

3. What retail types and services do you use at the Park and Shop? What changes in retail or other changes do you think would improve the Park and Shop?

Reasons for coming

- Fry's – 2 comments
- Restaurants – 2 comments
- Ethnic shops – 2 comments
- Local workforce
- Small businesses

Desirable improvements

- More bike racks – 2 comments
- More outdoor seating
- Better access for vehicles
- Green Space

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